

Minutes
Historic District Commission Meeting
Monday, August 19, 2013
Town Hall Meeting Road, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Michael Ballard, Dennis Riordan, and Mark Vaillancourt. Absent: Douglas Gilpin and Claire McQueeny. Teresa L. Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:09pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Mr. Penn made a motion seconded by Mr. Riordan to approve the minutes of July 19, 2013 with a minor correction.

5 Ayes (Penn, Ball, Vaillancourt, Ballard and Riordan)
2 Absent (McQueeny and Gilpin)

0 Nays

Old Business – Final Review:

Calvez, LLC. Plat 6. Lot 119. Application for Darius by Christina Zendt to construct an outdoor shower. Owners Rebecca and Christina Zendt presented. Ms. Christina Zendt is returning to the Commission to present the details of the proposed outdoor shower. The applicant submitted a sample piece of pressure treated wood that will be used in the construction of the outdoor shower. She explained the following to the Commission:

- The 4x4 posts and pressure treated wood will be painted white
- The water will drain to the ground
- The ground area around the outdoor shower will slope with stones

Mr. Vaillancourt made a motion seconded by Ms. Ball to approve an outdoor shower for Calvez, LLC Plat 6, Lot 119 based on the following findings of fact:

- The property is located within the Historic District.

- Approval for an additional small structure located between two pre-existing outbuildings; keeping the traditional presence.
- The approval is based upon the details as submitted.
- The pressure treated pine and posts will be stained or painted white.
- No floor decking will be built.

5 Ayes (Penn, Ball, Vaillancourt, Ballard and Riordan)
2 Absent (McQueeny and Gilpin)

0 Nays

Calvez, LLC. Plat 6, Lot 119. Application for Darius by Christina Zendt for screening of roof mounted a/c condensers.

Mr. Penn informed the Commission and the applicant that HDC has not received guidelines regarding a/c condensers from the Rhode Island State Preservation & Heritage Commission. Furthermore, until a decision is made from the state, there will be no negative impact upon the applicant.

Preliminary Review:

BI Resorts, Inc. Plat 7, Lot 6 & 7. Application by Steve Draper for BI Resorts, Inc. for renovation to the Guest House.

Property owner Steve Draper presented. Mr. Draper discussed the proposed changes to the Guest House:

- The windows will be Paradigm and trimmed in wood.
- The decking will not change except to add a fire escape to the north elevation.
- The front elevation will have four (4) French doors.
- Three dormers on the rear elevation.
- Four dormers on the south elevation.

The applicant must submit to Historic District Commission the details for the windows, trim and balusters.

Mr. Riordan made a motion seconded by Mr. Vaillancourt for preliminary approval for siting and massing for BI Resorts, Inc. Plat 7, Lot 6 & 7 based on the following findings of fact:

- The property is located in the Historic District.
- The approval for materials to be used as presented.

5 Ayes (Penn, Ball, Vaillancourt, Ballard and Riordan)
2 Absent (McQueeny and Gilpin)

0 Nays

Sign Application:

Shirlyne Gobern. Plat 6, Lot 129. Application by David Chatowsky for an A-Frame and Free-Standing sign.

David Chatowsky, artist/business owner presented. Mr. Chatowsky submitted photos and a sketch of a free standing sign for his business BI Art Company. Due to the visibility of his studio he wishes to place the sign closer to the walkway as indicated in the photo. The A-frame sign will not impede on pedestrian foot traffic.

Mr. Ballard made a motion seconded by Mr. Vaillancourt to approve Plat 6, Lot 129, Shirlyne Gobern for approval of an A-Frame and new signs based on the following findings of fact:

- The approval is for the proposed two sided 3' x 2' A-Frame sign.
- The proposed sign meets the requirements under Section 504 (C)(2)(d) "Portable A-Frame Signs".
- The A-Frame sign will be taken in at night.
- The approval for the A-frame will have a white background with a painted blue free hand font.
- The approval for the "Gallery Open" sign will measure 4.09 square feet.

4 Ayes (Penn, Ball, Vaillancourt, and Ballard)

1 Nays (Riordan)

2 Absent (McQueeney and Gilpin)

Traz Capital Partners II, LLC. Plat 6, Lot 99. Application by Leonard P. Perfido for the Block Island Conservancy to install a projecting sign.

Ms. Ball recused as she works for the Block Island Conservancy.

Leonard Perfido presented on behalf of the Block Island Conservancy. Mr. Perfido apologized for the fact that the sign is installed. He discussed the height requirements for the projecting sign, size, font, and colors.

Mr. Ballard made a motion seconded by Mr. Penn for approval of a new sign on Plat 6, Lot 99, Traz Capital Partners II, LLC based on the following findings of fact:

- The approval of the projected sign meets the requirements under Section 504 (C)(2)(c) "Projecting Signs".

4 Ayes (Penn, Riordan, Vaillancourt, and Ballard)

0 Nays

2 Absent (McQueeney and Gilpin)

1 Recuse (Ball)

Ms. Ball returned to the meeting.

Discussion of Prohibited Signs and Banners.

Mr. Penn discussed the status of being pro-active on the enforcement of prohibited signs and banners. Mr. Penn presented photographs of business that are in violation of signs and banners. His suggestion is to send a memo to: Marc Tillson, Building Official, Nancy Dodge, Town Manager, Town Council, and Planning Board along with copies of the photographs. The Commission was united in supporting Mr. Penn in contacting other organizations asking for their support.

Adjournment

Ms. Ball made a motion seconded by Mr. Riordan to adjourn the meeting at 8:15pm.

5 Ayes (Penn, Ball, Vaillancourt, Ballard and Riordan)

0 Nays

2 Absent (McQueeny and Gilpin)

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: February 27, 2014